



10999 Riverside Dr, North Hollywood, CA 91602

Office Space Available



FOR LEASE

OFFERING MEMORANDUM



◎ SITE DESCRIPTION

IKON Properties is proud to present 10999 Riverside Dr, North Hollywood STE 301. This recently renovated office offers a professional and secure work environment with direct access to the 134, 101, and 170 freeways. Tenants enjoy reserved on-site parking, free 24/7 tenant-controlled HVAC, and a secured electronic entry system for peace of mind. The property only minutes away from major studios like Warner Brothers & Walt Disney. This is a unique opportunity to establish your business in one of North Hollywood's most sought-after creative corridors, surrounded by premier entertainment and production companies.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.



PROPERTY HIGHLIGHTS

- Recently Renovated Building
- Reserved on-site parking available
- Excellent freeway connectivity to 134, 101 & 170
- 24/7 tenant-controlled HVAC at no additional cost
- Secure electronic access for enhanced safety
- Minutes away from major studios like Warner Brothers & Walt Disney.

PROPERTY TYPE
Office

AVAILABLE SPACE
3 Rooms

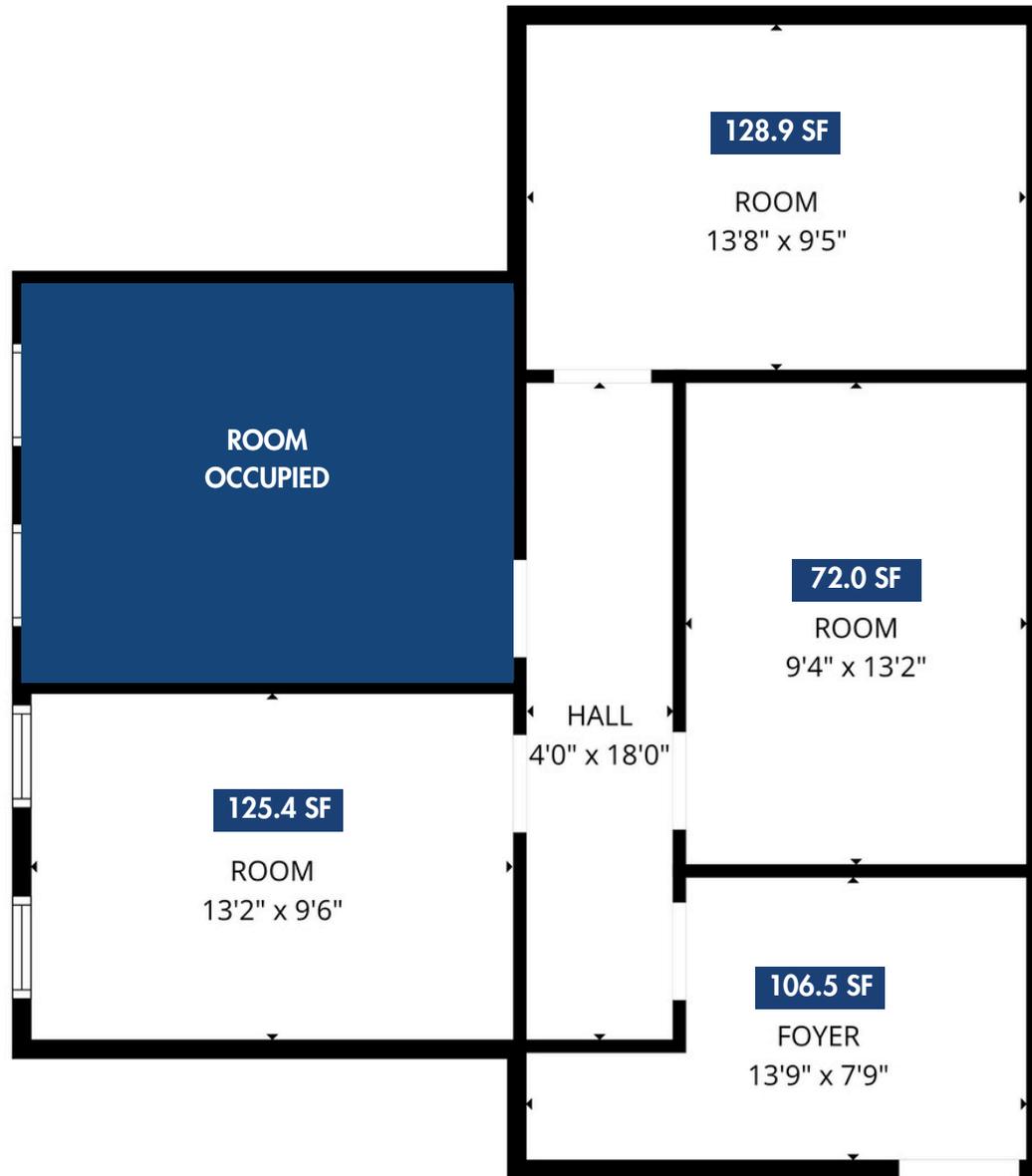
RATE
\$2,250/mo

STORIES
3

YEAR BUILT
1977

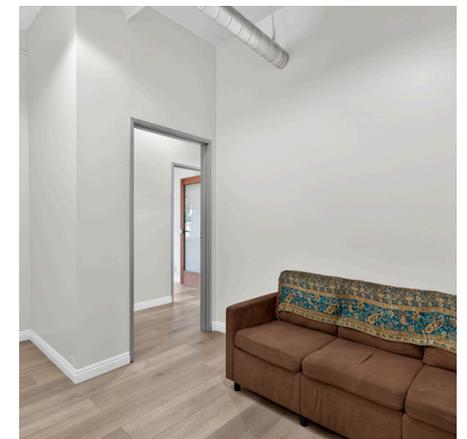
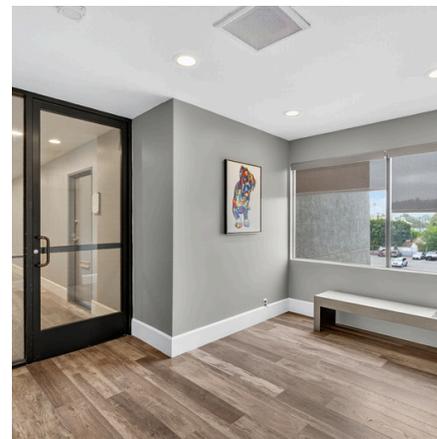
ZONING
LAC2

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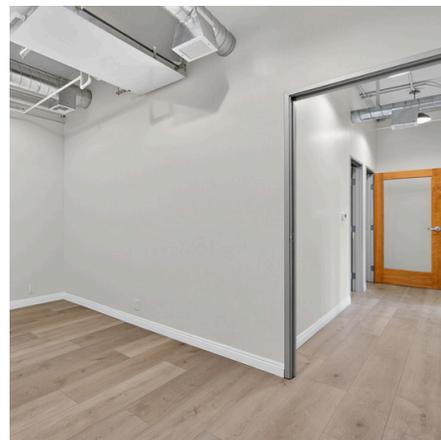
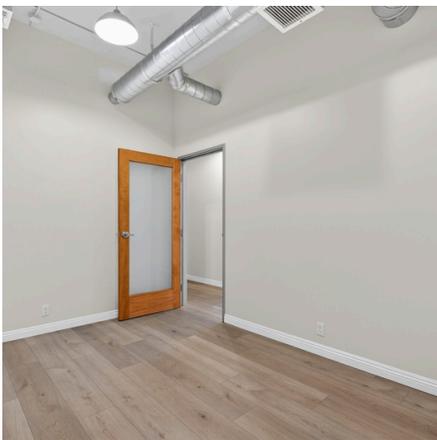
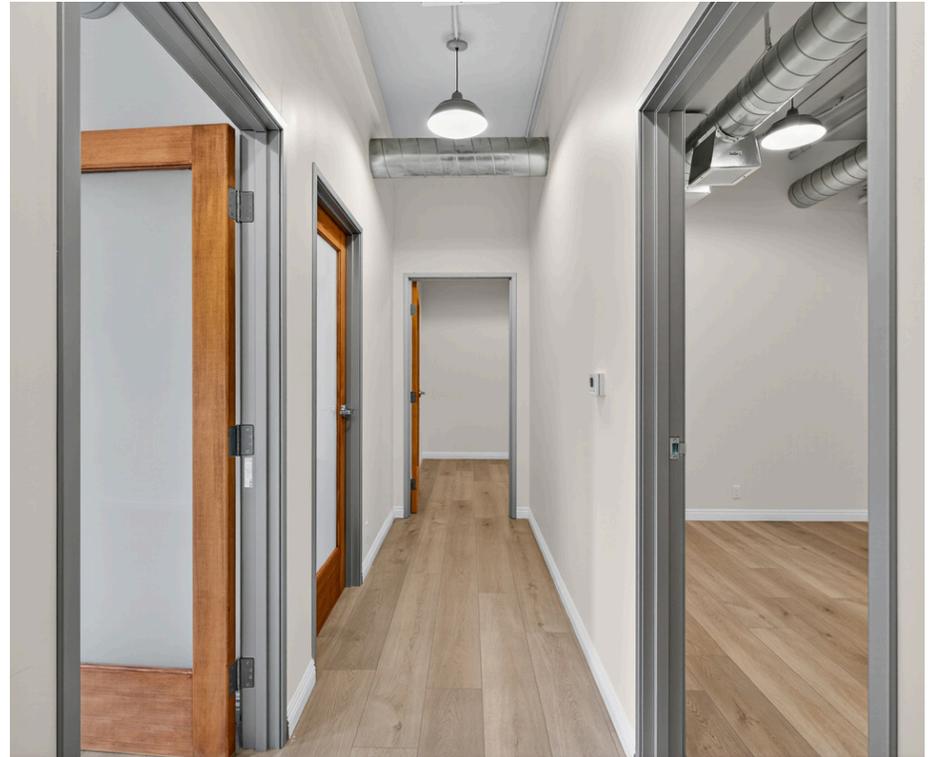


**STE 301 - OFFICES
AVAILABLE**

PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP

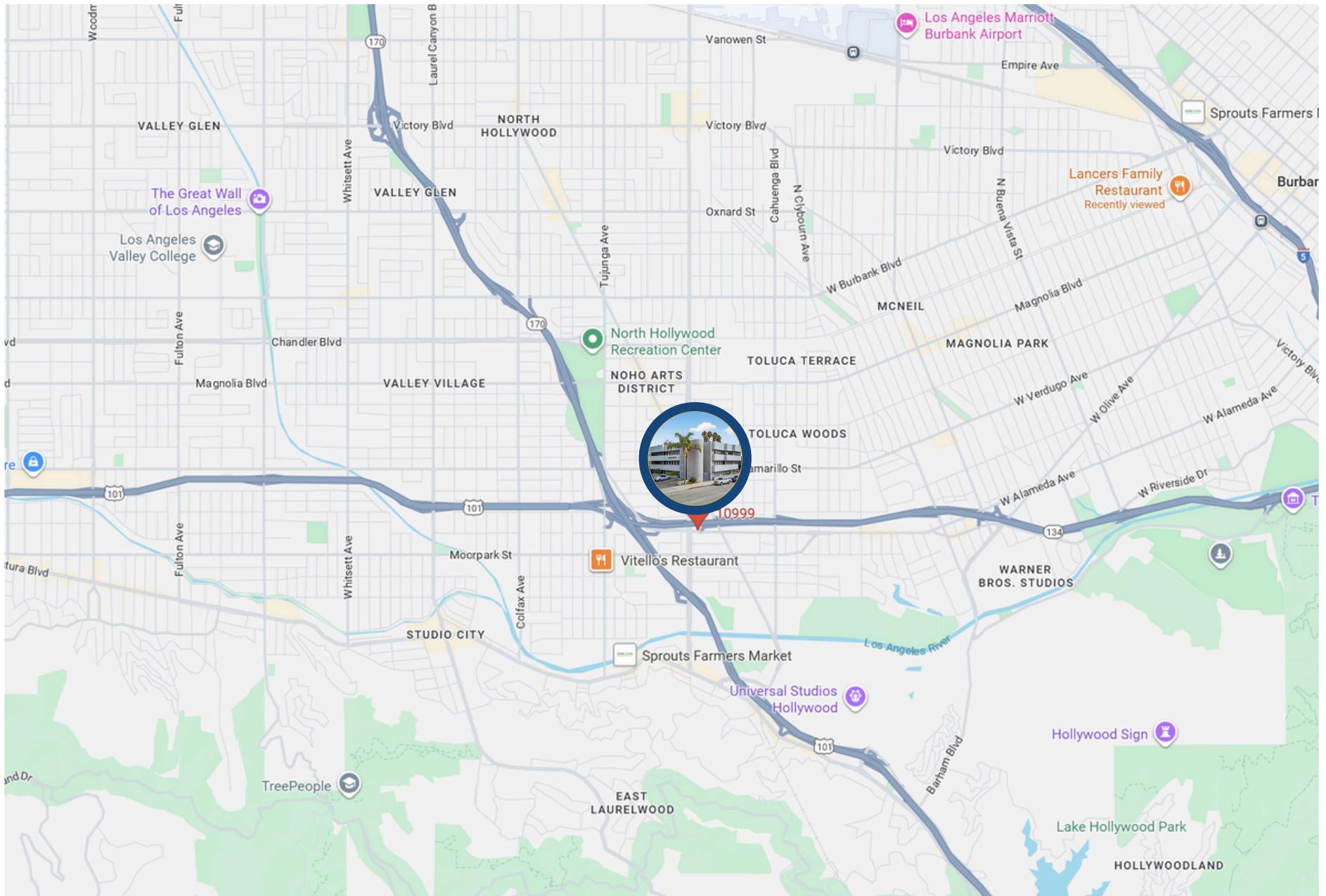


AERIAL MAP



LOCATED JUST EAST OF VINELAND AVENUE ALONG RIVERSIDE DRIVE IN THE HEART OF THE NORTH HOLLYWOOD ARTS DISTRICT, ONE OF THE SAN FERNANDO VALLEY'S MOST DYNAMIC AND RAPIDLY GROWING COMMERCIAL CORRIDORS.

LOCATION MAP



DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	41,897	212,580	614,120
2029 Population	40,997	207,170	614,120
Pop Growth 2024-2029	-2.15%	-2.54%	-2.42%
Average Age	38.90	40.20	40.60
2024 Total Households	21,681	93,203	270,392
HH Growth 2024-2029	-2.32%	-2.74%	-2.51%
Median Household Income	79,085	85,681	77,396
Avg Household Size	1.90	2.20	2.20
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$1,005,355	\$1,002,432	\$971,249
Median Year Built	1980	1966	1966



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